0457314

IDENTIF. & REFERENCE

This Instrument prepared by
and after recording return to:

CASTLEMAN & GREENE, PLLC
110 Glancy Street, Suite 109
Goodlettsville, Tennessee 37072

98 JUL -1 AM 8:18

CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN.

Send Tax Bills to New Owner at:

BOOK 11000 PAGE 370

WEXFORD DOWNS, LLC
One Northchase, Suite 211
1000 Northchase Drive
Goodlettsville, TN 37072

Map 172
Parcel 74

GENERAL WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THAT ANNE W. PIERCE, REBECCA W. WILLIAMS AND ELIZABETH W. SELF (herein collectively called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by WEXFORD DOWNS, LLC, a Tennessee limited liability company, (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with (i) all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

See **EXHIBIT A** attached hereto

This is unimproved property located in Nashville, Davidson County, Tennessee.

This conveyance is subject to a Permanent Easement Agreement from Ann W. Pierce to Nashville Gas Company, a division of Piedmont Natural Gas Company of record in Book 10359, Page 615 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantor, for itself and its heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple of the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor or any other person.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the 23rd day of June, 1998.

GRANTOR:

ANNE W. PIERCE

REBECCA W. WILLIAMS

HARRIS H. WILLIAMS

ELIZABETH W. SELF

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Anne W. Pierce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Nashville, Tennessee this 23rd day of June, 1998.

Notary Public

My Commission Expires:

1/27/01

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Rebecca W. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Nashville, Tennessee this 23rd day of June, 1998.

Notary Public

My Commission Expires:

1/27/01

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Elizabeth W. Self, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Nashville, Tennessee this 23rd day of June, 1998.

Notary Public

My Commission Expires:

1/27/01

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Harris H. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Nashville, Tennessee this 23rd day of June, 1998.

Notary Public

My Commission Expires:

1/27/01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is Four Hundred Forty Nine Thousand Forty Six and 00/100 Dollars ($449,046.00).

AFFIANT

Sworn to and subscribed before me this 23 day of June, 1998.

Notary Public

My Commission Expires:

5/27/99

GMH/g6/wexford/meadows.wd

8057 07/01 01:01 03CHECK 1678.47

EXHIBIT A

Being a 17.271 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to Rebecca W. Williams et al, as evidenced by instrument of record in Deed Book 6509, page 361, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin set on the southerly margin of Mt. Pisgah Road, said point being the most northeasterly corner of the afore-mentioned Williams Property and the most northwesterly corner of the Adelaide Caldwell Simpson Property of record in Deed Book 5552, page 855, Register's Office Davidson County, Tennessee;
Thence with the westerly line of said Simpson Property, the following two calls:
South 13 Degrees 31 Minutes 41 Seconds East a distance of 780.01 Feet to an iron pin;
Thence South 13 Degrees 00 Minutes 25 Seconds East a distance of 1057.81 Feet to an iron pin;
Thence leaving the westerly line of said Simpson Property and with the common line of the herein-described tract and the plan of Wexford Downs, Section One, of record in Plat Book 9700, page 308, Register's Office Davidson County, Tennessee, the following calls:
South 57 Degrees 05 Minutes 41 Seconds West a distance of 163.00 Feet to an iron pin;
Thence North 77 Degrees 28 Minutes 19 Seconds West a distance of 117.83 Feet to an iron pin;
Thence North 33 Degrees 23 Minutes 31 Seconds West a distance of 281.06 Feet to an iron pin;
Thence North 37 Degrees 03 Minutes 12 Seconds West a distance of 168.70 Feet to an iron pin;
Thence North 28 Degrees 25 Minutes 21 Seconds West a distance of 173.12 Feet to an iron pin;
Thence North 21 Degrees 09 Minutes 44 Seconds West a distance of 173.12 Feet to an iron pin;
Thence North 16 Degrees 25 Minutes 52 Seconds West a distance of 33.33 Feet to an iron pin set at an easterly corner of Lot 87 on the plan of Wexford Downs, Section Two, of record in Plat Book 9700, page 594, Register's Office Davidson County, Tennessee;
Thence with the common line of the herein-described tract and said plan of Wexford Downs, Section Two, the following calls:
North 16 Degrees 25 Minutes 52 Seconds West a distance of 162.63 Feet to an iron pin;
Thence North 00 Degrees 42 Minutes 54 Seconds West a distance of 145.40 Feet to an iron pin;
Thence North 03 Degrees 35 Minutes 22 Seconds East a distance of 110.00 Feet to an iron pin;
Thence around a curve to the left through a central angle of 00 Degrees 46 Minutes 24 Seconds, a radius of 707.96 Feet, an arc distance of 9.56 Feet, a chord bearing of South 86 Degrees 47 Minutes 50 Seconds East, a distance of 9.56 Feet to a point;
Thence North 02 Degrees 48 Minutes 58 Seconds East a distance of 170.00 Feet to an iron pin;
Thence North 80 Degrees 53 Minutes 36 Seconds East a distance of 70.00 Feet to an iron pin;
Thence North 06 Degrees 10 Minutes 13 Seconds West a distance of 225.51 Feet to an iron pin;
Thence North 13 Degrees 21 Minutes 37 Seconds West a distance of 107.76 Feet to an iron pin;
Thence North 61 Degrees 05 Minutes 12 Seconds West a distance of 91.15 Feet to an iron pin;
Thence North 02 Degrees 00 Minutes 00 Seconds East a distance of 183.67 Feet to a point in the southerly margin of Mt. Pisgah Road;
Thence with said margin of Mt. Pisgah Road,
South 88 Degrees 00 Minutes 00 Seconds East a distance of 318.63 Feet to the point of beginning, containing 752,324 square feet or 17.271 acres, more or less.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11000 PAGE 374

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 449046.00
CON TX 1661.47
PRFEE 1.00
MDEED 16.00
TOTAL 1678.47
CHECK— 1678.47
08:18 0001 8057

07/01/98 01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0457314
IDENTIF. → REFERENCE

98 JUL -1 AM 8:18
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1313843